

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Bethlehem

State: PA

PJ's Total HOME Allocation Received: \$8,055,705

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	29			
% of Funds Committed	96.46 %	94.92 %	13	93.41 %	74		78
% of Funds Disbursed	91.10 %	89.08 %	9	84.68 %	73		78
Leveraging Ratio for Rental Activities	1.28	4.76	26	4.72	25		20
% of Completed Rental Disbursements to All Rental Commitments***	91.30 %	93.07 %	23	80.76 %	35		40
% of Completed CHDO Disbursements to All CHDO Reservations***	68.99 %	72.06 %	19	68.18 %	40		41
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.88 %	82.28 %	15	80.32 %	51		56
% of 0-30% AMI Renters to All Renters***	47.65 %	37.40 %	8	45.16 %	51		54
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.41 %	98.52 %	17	95.04 %	52		55
Overall Ranking:			In State:	19 / 29	Nationally:	49	46
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,459	\$19,533		\$26,037	170	Units	50.60 %
Homebuyer Unit	\$15,321	\$15,828		\$14,755	74	Units	22.00 %
Homeowner-Rehab Unit	\$12,406	\$15,982		\$20,487	38	Units	11.30 %
TBRA Unit	\$437	\$5,858		\$3,225	54	Units	16.10 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bethlehem PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$49,451	\$64,360	\$21,436
State:*	\$96,889	\$38,326	\$16,102
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	59.2	39.7	47.4	9.3	Single/Non-Elderly:	34.9	17.6	36.8	55.6
Black/African American:	11.8	4.4	5.3	5.6	Elderly:	35.5	0.0	2.6	0.0
Asian:	0.6	0.0	0.0	0.0	Related/Single Parent:	21.3	50.0	26.3	7.4
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	1.8	30.9	28.9	20.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	6.5	1.5	5.3	16.7
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	3.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	25.4	55.9	47.4	85.2					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	58.0	17.6	28.9	51.9	Section 8:	16.0	0.0 [#]		
2 Persons:	19.5	26.5	15.8	13.0	HOME TBRA:	14.2			
3 Persons:	11.8	25.0	15.8	14.8	Other:	17.8			
4 Persons:	6.5	20.6	15.8	9.3	No Assistance:	52.1			
5 Persons:	3.6	8.8	21.1	5.6					
6 Persons:	0.6	1.5	2.6	0.0					
7 Persons:	0.0	0.0	0.0	3.7					
8 or more Persons:	0.0	0.0	0.0	1.9					
					# of Section 504 Compliant Units / Completed Units Since 2001				12

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bethlehem State: PA Group Rank: 49
(Percentile)
State Rank: 19 / 29 PJs Overall Rank: 46
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	91.3	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	68.99	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.88	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	99.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.27	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

